

**TITLE SEARCH REPORT  
FOR  
WEST VERMONT WATER CONTAMINATION SITE**

**GENUINE AUTO PARTS PROPERTY  
MARION COUNTY, INDIANA**

**NPL STATUS: NON-NPL**

Prepared for:

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**

Emergency Response Branch  
Region V  
77 West Jackson Boulevard  
Chicago, Illinois 60604-3507

Prepared by:

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Date Prepared	June 16, 2011
Technical Direction Document Number	S05-0009-1105-002
Document Control Number	1465-2A-ANJB
Contract Number	EP-S5-06-04
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**Attachment A**      Title Documents A-1 through A-10

## **1. INTRODUCTION**

The United States Environmental Protection Agency (U.S. EPA) Region V requested that Weston Solutions, Inc.® (WESTON) perform title search activities for the West Vermont Water Contamination Site (the Site), located in Indianapolis, Marion County, Indiana, specifically, the Genuine Auto Parts property located at 700 North Olin Avenue. The objective of this title search is to compile property ownership information from 1960 to the present and to summarize the information into a final title search report.

### **1.1 METHODOLOGY**

The U.S. EPA Enforcement Specialist, Ms. Valerie Mullins, was contacted to discuss the research objectives for this assignment and to obtain specific directions regarding the information to be developed. Title documents were collected by Chicago Title Insurance Company of Chicago, Illinois. Information regarding the condition of title for the property is described in Section 3.

### **1.2 LEGAL DESCRIPTION**

The legal description for the Genuine Auto Parts property is:

A part of the North half of the Northwest quarter of Section 5, Township 15 North, Range 3 East, in Marion County, Indiana, described as follows:

Commencing at the Southeast corner of the North half of said Northwest quarter section; thence along the South line thereof, South 89 degrees 11 minutes 02 seconds West 25 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; for reference a "GM" monument was found South 72 degrees East, 4.2 feet; thence North 46 degrees 43 minutes 21 seconds West 171.22 feet to an iron pin, for reference a "GM" monument was found South 73 degrees East 3.9 feet; thence North 89 degrees 00 minutes 00 seconds West 115 feet , to an iron pin on the Easterly right-of-way of Holt Road, for reference a "GM" monument was found South 73 degrees East, 5.2 feet; thence with said Easterly right-of-way line for the next two courses; 1) North 01 degrees 24 minutes 57 seconds East, 96.79 feet to an iron pin; 2) North 13 degrees 20 minutes 00 seconds East, 185.97 feet to an iron pin, for reference a "GM" monument was found South 35 degrees East, 6.6 feet; thence North 89 degrees 11 minutes 02 seconds East, 697.11 feet to an iron pin on the East line of the North half of said Northwest quarter section; thence along said East line South 00 degrees 52 minutes 26 seconds West 300 feet to an iron pin; thence South 00 degrees 52 minutes 26 seconds West 100 feet to the point of beginning.

Parcel Numbers 9034674 and 9035493. Parcel maps are included as Figure 1 and Figure 2.

Figure 1 - Parcel Map

Figure 2 – Parcel Map

## **2.      CURRENT SITE OWNERSHIP INFORMATION**

The property is currently owned by 700 N Olin Avenue, LLC. Property taxes for the first half of 2011 are paid. Property taxes for the second half of 2011, totaling \$14,382.02, are not yet due and payable.

## **3.      TITLE NARRATIVE**

Prior to August 31, 1953, the subject property was owned by John B. Mars. On August 31, 1953, John B. Mars, unmarried, conveyed the property, which was part of a larger parcel of land containing 20.25 acres, to Donald C. Hills through a Quitclaim Deed (A-1).

Donald C. Hills owned all of the 20.25 acres containing the subject property from August 31, 1953, until October 19, 1953. On October 19, 1953, Donald C. Hills and Pauline A. Hills, his wife, conveyed an undivided one-third interest in the 20.25 acres of land to Edward F. New and Edna B. New, husband and wife, through a Quitclaim Deed (A-2).

On May 19, 1954, Donald C. Hills signed an Affidavit clarifying the chain of title for the subject property through family inheritance (A-3).

Donald C. Hills and Pauline A. Hills owned a two-thirds interest and Edward F. New and Edna B. New owned a one-third interest in the property containing the subject property from October 19, 1953, until June 23, 1954. On June 23, 1954, Donald C. Hills and Pauline A. Hills, his wife, and Edward F. New and Edna B. New, husband and wife, conveyed the subject property to H. Duff Vilm Mortgage Company, Inc. through a Warranty Deed (A-4).

H. Duff Vilm Mortgage Company, Inc. owned the property containing the subject property from June 23, 1954, until April 16, 1956. On April 15, 1956, H. Duff Vilm Mortgage Company, Inc. conveyed the property containing the subject property to Ed Springer Realty, Inc. through a Warranty Deed (A-5).

Ed Springer Realty, Inc. owned the property containing the subject property from April 15, 1956, until April 18, 1956. On April 18, 1956, Ed Springer Realty, Inc. conveyed 5.37 acres of land, which contains the subject property to B-H-T Products Corporation through a Warranty Deed (A-6).

B-H-T Products Corporation owned the property containing the subject property from April 18, 1956, until May 10, 1974. On May 10, 1974, General Automotive Parts Corp., successor to B-H-T Products Corporation conveyed the property to General Motors Corporation through a Warranty Deed (A-7).

General Motors Corporation owned the property from May 10, 1974, until November 29, 1993. On November 29, 1993, General Motors Corporation conveyed land, including the subject property, to AEC Acquisition Corporation, which will be renamed Allison Engine Company, Inc., through a Corporate Limited Warranty Deed (A-8).

Allison Engine Company, Inc. owned the subject property from November 29, 1993, until December 30, 1998. On December 30, 1998, Allison Engine Company conveyed the property to Associated Property Services, Inc. through a Warranty Deed (A-9).

Associated Property Services, Inc. owned the subject property from December 30, 1998, until September 27, 1992. On September 27, 1992, Associated Property Services, Inc. conveyed the subject property to 700 N. Olin Avenue, LLC through a General Warranty Deed (A-10).



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**APPENDIX A**  
**TITLE DOCUMENT REFERENCES**

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**TITLE DOCUMENT REFERENCES**

- A-1    Quitclaim Deed. John B. Mars, Grantor; Donald C. Hills, Grantee; dated August 31, 1953; recorded October 20, 1953
- A-2    Quitclaim Deed. Donald C. Hills and Pauline A. Hills, his wife, Grantors; Edward F. New and Edna B. New, husband and wife, Grantees; dated October 19, 1953; recorded October 20, 1953
- A-3    Affidavit. Donald C. Hills, Affiant; dated May 13, 1954; recorded May 14, 1954
- A-4    Warranty Deed. Donald C. Hills and Pauline A. Hills, his wife, and Edward F. New and Edna B. New, husband and wife, Grantors; H. Duff Vilm Mortgage Company, Inc., Grantee; dated June 23, 1954; recorded June 23, 1954
- A-5    Warranty Deed. H. Duff Vilm Mortgage Company, Inc., Grantor; Ed Springer Realty, Inc., Grantee; dated April 16, 1956; recorded April 20, 1956
- A-6    Warranty Deed. Ed Springer Realty, Inc., Grantor; B-H-T Products Corporation, Grantee; dated April 18, 1956; recorded April 20, 1956
- A-7    Warranty Deed. General Automotive Parts Corp., successor by merger to BHT Products Corp., Grantor; General Motors Corporation, Grantee; dated May 10, 1974; recorded May 16, 1974
- A-8    Corporate Limited Warranty Deed. General Motors Corporation, Grantor; AEC Acquisition Corporation, which will be renamed Allison Engine Company, Inc., Grantee; dated November 29, 1993; recorded December 6, 1993
- A-9    Warranty Deed. Allison Engine Company, Inc., Grantor; Associated Properties Services, Inc., Grantee; dated December 30, 1998; recorded December 31, 1998
- A-10    General Warranty Deed. Associated Property Services, Inc., a/k/a Associated Properties Services, Inc., Grantor; 700 N. Olin Avenue, LLC, Grantee; dated September 27, 2002, recorded October 4, 2002

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**ATTACHMENT A**  
**TITLE DOCUMENTS A-1 THROUGH A-10**

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